

Ref- 39-0-261 ✓  
37-12-69

BK3349PG 169

WARRANTY DEED

009074

FSD, Associates, Inc, a corporation organized and existing under the laws of the State of Maine and located at 237 Main Street, Waterville, Maine 04901 for consideration paid, grants to Kathryn A. Metzger of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The Unit known and designated as Unit #38 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;

- Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and

- Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being a part of the premises conveyed to FSD, Associates, Inc. by warranty deed of Arthur LaChionna and James V. Frouget dated June 25, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2697, Page 231.

The purpose of of this deed is to correct an earlier deed to the above Grantee wherein the Grantor was erroneously named Four Seasons Development.

37-126-9

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WITNESS his hand and seal this 13th day of May, 1988.

FSD Associates, Inc., by

Robert Nardi  
ROBERT NARDI, its PRESIDENT



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witness

THE STATE OF MAINE  
Kennebec, ss.

May 13, 1988

Then personally appeared the above named Robert Nardi as President of FSD Associates, Inc. and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said corporation.

Before me, David R. Whittier

Notary Public  
David R. Whittier

MY COMMISSION EXPIRES AUGUST 31, 1993  
DAVID R. WHITTIER



RECEIVED KENNEBEC SS.

1988 MAY 20 AM 9:00

ATTEST: Harold R. Moore  
REGISTER OF DEEDS